

FOOD LION PLAZA

1720 EBENEZER ROAD | ROCK HILL, SC 02732

100% LEASED

ANCHORED BY

Great Clips®



PROPERTY INFORMATION

- Traffic: 23,000 vehicles per day
- Across from Hospital
- Close proximity to I-77

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,505	55,762	103,864
MEDIAN HH INC	\$72,121	\$77,121	\$81,343
AVERAGE HH INC	\$90,880	\$94,413	\$101,087



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **9,505**

Households: **4,175**

Daytime Population: **9,968**

Median Age: **40.2**



Average Household Income: **\$90,880**

Median Household Income: **\$72,121**

3 MILE RADIUS:



Total Population: **55,762**

Households: **23,382**

Daytime Population: **42,900**

Median Age: **37.8**



Average Household Income: **\$94,413**

Median Household Income: **\$77,121**

5 MILE RADIUS:



Total Population: **103,864**

Households: **43,052**

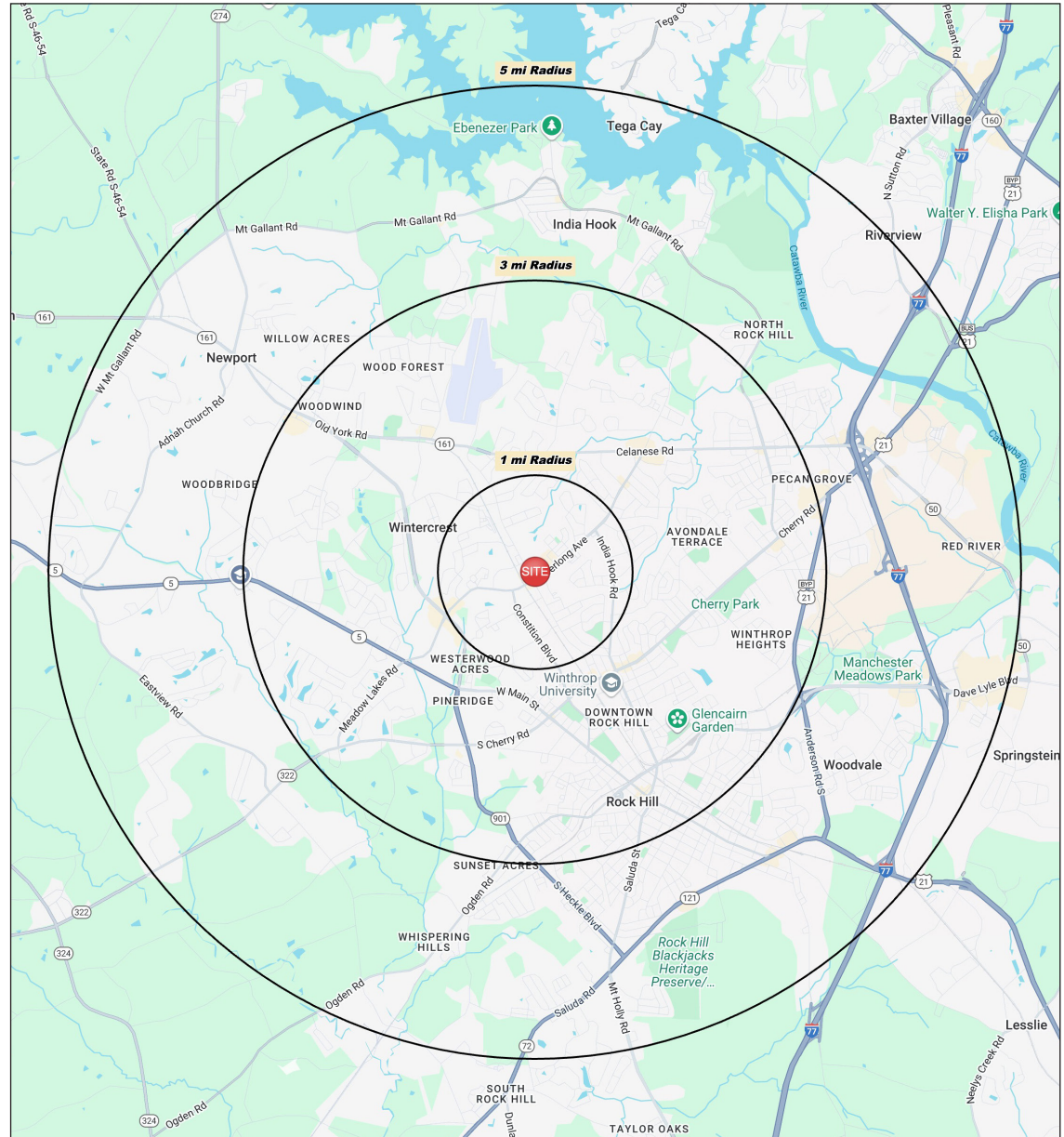
Daytime Population: **72,310**

Median Age: **37.8**



Average Household Income: **\$101,087**

Median Household Income: **\$81,343**



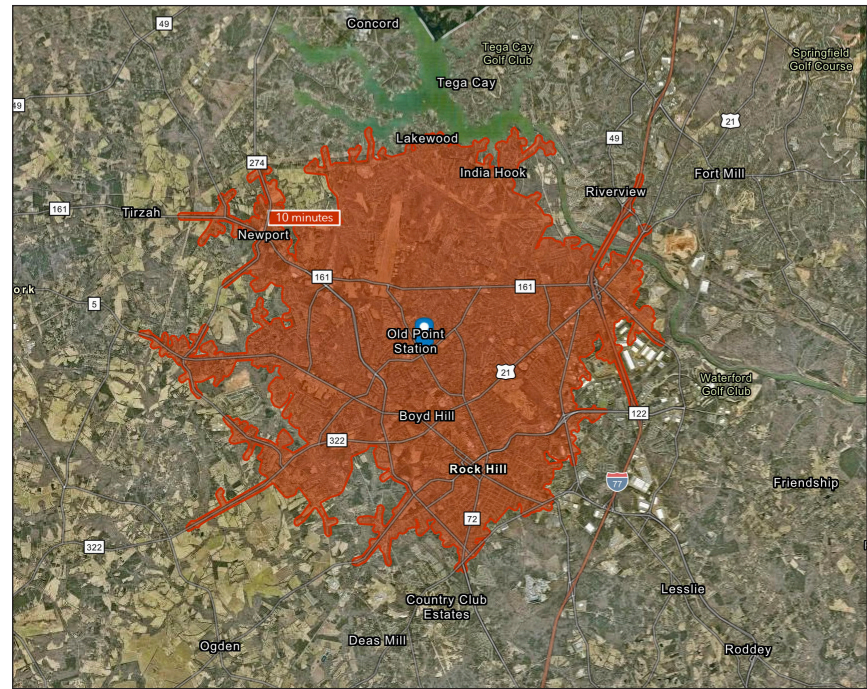
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10 MINUTE DRIVE TIME



KEY FACTS

76,970

Population

36.9

Median Age

\$58,238

Median Household Income

82,821

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals 5,509 Households	Middleburg 5,003 Households	Hometown Heritage 2,824 Households
Socioeconomic Traits Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.	Socioeconomic Traits Younger market but growing in size & assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%	Socioeconomic Traits Slightly smaller market; Work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters.
Household Types Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.	Household Types Young couples, many with children; average household size is 2.75.	Household Types Primarily family households, married couples with or without children, single parents, and multigenerational households.
Typical Housing Single Family; Multi-units	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$594,965,200

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$286,717

ANNUAL HOUSEHOLD SPENDING

\$2,981

Eating Out

\$1,769

Apparel & Services

\$5,400

Groceries

\$205

Computer & Hardware

\$5,885

Health Care



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